160.0	0003	0020.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	669,900 / 669,900
					USE VALUE:	669,900 / 669,900
					ASSESSED:	669,900 / 669,900

PROPERTY LOCATION

No	Alt No	Direction/Street/City
100		CLAREMONT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PANTELI JAN
Owner 2:	SIMIDCHIEVA BORISLAVA I
Owner 3:	
Street 1:	100 CLAREMONT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	D ALEO MICHAEL & MARISSA -
Owner 2:	-
Street 1:	100 CLAREMONT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 3,899 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1936, having primarily Vinyl Exterior and 1872 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	3899.000	294,000		375,900	669,900
Total Card	0.090	294,000		375,900	669,900
Total Parcel	0.090	294,000		375,900	669,900

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.85 | /Parcel: 357.8

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 106922

GIS Ref

GIS Ref

Insp Date 06/30/18

!12534!

PREVIOUS ASSESSMENT

Parcel ID 160.0-0003-0020.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	294,000	0	3,899.	375,900	669,900	669,900	Year End Roll	12/18/2019
2019	101	FV	231,400	0	3,899.	375,900	607,300	607,300	Year End Roll	1/3/2019
2018	101	FV	231,400	4400	3,899.	332,900	568,700	568,700	Year End Roll	12/20/2017
2017	101	FV	231,400	4400	3,899.	279,200	515,000	515,000	Year End Roll	1/3/2017
2016	101	FV	231,400	4400	3,899.	279,200	515,000	515,000	Year End	1/4/2016
2015	101	FV	225,700	4400	3,899.	241,600	471,700	471,700	Year End Roll	12/11/2014
2014	101	FV	225,700	4400	3,899.	233,600	463,700	463,700	Year End Roll	12/16/2013
2013	101	FV	225,700	4400	3,899.	222,300	452,400	452,400		12/13/2012

PRINT

Date	Time
12/11/20	02:36:56

LAST REV

Date	Time
05/13/19	10:05:48
danam	
12534	

USER DEFINED

Prior Id # 1:	106922
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
D ALEO MICHAEL	70377-581		12/13/2017		615,000	No	No		
COYE NOREEN,	56035-234		12/10/2010		455,000	No	No		
COYE MARTIN C &	11700-443		7/10/2000	Family		No	No		
	11700-443		6/24/1969		25,000	No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
12/10/2018	1854	Inter Fi	6,400	C				
11/21/2018	1762	Redo Bat	12,000	C				
8/9/2018	1144	Dormers	51,000	O				add dbl shed dorm
4/5/2018	364	Porch	978	C				
3/23/2018	306	New Wind	14,075	C				
3/7/2011	12	Redo Kit	18,600					NEW CABS & COUNTER
9/28/2001	713	Re-Roof	5,000	C				

ACTIVITY INFORMATION

Date	Result	By	Name
6/30/2018	Inspected	PH	Patrick H
6/8/2018	MEAS&NOTICE	BS	Barbara S
5/26/2011	Info Fm Prmt	BR	B Rossignol
3/11/2009	Inspected	189	PATRIOT
12/24/2008	Measured	336	PATRIOT
1/24/2000	Inspected	264	PATRIOT
12/16/1999	Mailer Sent		
12/2/1999	Measured	256	PATRIOT
7/1/1990		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		3899		Sq. Ft.	Site		0	70.	1.38	8									375,879						375,900	

Total AC/HA: 0.08951 | Total SF/SM: 3899 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 375,879 | Spl Credit | Total: 375,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	2 - Conc. Block		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1936	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G12	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.27056730
Const Adj.:	0.98990101
Adj $ / SQ:	157.217
Other Features:	87500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	399496
Depreciation:	105467
Depreciated Total:	294029

COMMENTS

SINK IN BSMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6	BRs:	3	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

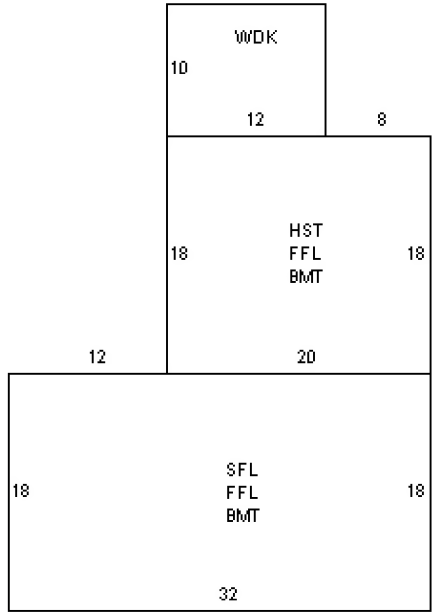
No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	157.22
Special Features:	0	Val/Su Net:	106.99
Final Total:	294000	Val/Su SzAd	173.76

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	936	50.940	47,678
FFL	First Floor	936	157.220	147,155
SFL	Second Floor	576	157.220	90,557
HST	Half Story	180	138.350	24,903
WDK	Deck	120	14.190	1,703
Net Sketched Area:		2,748	Total:	311,996
Size Ad	1692	Gross Are	2928	FinArea 1872

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	25	F	
HST	100	UNF	30	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

160.0-0003-0020.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: